

REGULAR MEETING TOWN OF SULLIVAN PLANNING BOARD – NOVEMBER 2, 2021

The regular meeting of the Town of Sullivan Planning Board began at 7PM.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, Phil Costanzo, codes officer, Larry Ball

A motion was made by Paul Jasek and seconded by Dave Allen to accept the October 5, 2021 minutes. All in favor.

KEN KATZENSTEIN – PDD- BOLIVAR ROAD

Mr. Katzenstein sent a letter to the Board requesting that his project be tabled until the January meeting.

A motion was made by John Ceresoli and seconded by Sherry Menninger to table Mr. Katzenstein's application until the January, 2022 meeting. All in favor.

MIKE MASTRIANO – HARBOUR TOWN – PHASE II – MR-12 ZONE (PDD)

James Thrasher, Mike Mastriano appeared before the Board. They would like to begin Phase II of their PDD at Harbour Town.

Mr. Langey is no longer the attorney for the PDD. He will be representing the Planning Board. Phase II will involve the construction of 45 additional units in a hammerhead street. There may be attached and detached units in this phase. The Marina and road layout will remain the same. Stormwater and wetlands have been resolved in the past. There may also have some zero lot-lines in this phase. The wetlands are designed for 100-year flood.

The Board, at this point, is asking Mr. Mastriano to refine his plans to represent the changes in the units to be built. Mr. Mastriano will return to the December 7, 2021 meeting.

DOLLAR GENERAL –ROUTE 5 WEST

A motion was made by Paul Jasek and seconded by Dave Allen to table any action on this special use permit until the December 7, 2021 meeting. All in favor.

STEVE NELOPOVITZ – ROUTE 31, LAKEPORT (FORMER Mr. BEE's) BUS. ZONE SLB 11.37-1-25

Mr. Nelopovitz would like to added an additional building (110 x 80) to the back of property previously known as Mr. Bee's on Route 31, Lakeport. The two small buildings behind Mr. Bee's will be taken down. The building will be perpendicular to Cayuga Ave toward the back of the property. There will be an egress and exit on both Onondaga and Cayuga Aves. Mr. Nelopovitz will return to the December, 2021 meeting.

DANIEL CONGDEN – STORAGE BUILDING/MARINA – 9441 HITCHCOCK POINT ROAD MR-12 ZONE - SLB 2.12-1-32

Mr. Congden appeared before the Board to discuss placing a 48' x 50' storage building which will be part of the marina operation on Hitchcock Point Road. He would use this building to store equipment for the marina. The marina has been in existence since 1976. This is a permitted use in an MR-12 zone. The proposed building would be on the property without a residence. The building may not be allowed unless the deed is rewritten to make both the marina and the building one parcel. There will be ditches to contain any runoff from the building. This property is not in the floodway but is in the flood plain.

The map was prepared by Perry Tooker.

There are two considerations at this time: 1) the construction of the building and 2) combining the two lots into one parcel, recombining the two lots.

The Town of Sullivan Planning Board was declared lead agency to the short form SEQR and a motion was made by Sherry Menninger and seconded by Dave Allen to make a negative

declaration to the SEQR and schedule a public hearing for a 48' x50' storage building at 9441 Hitchcock point Road. All in favor. The hearing will be held on December 7, 2021 at 6:45PM. All in favor.

A motion was made by John Ceresoli and seconded by Paul Jasek to adjourn the meeting at 7:55PM. All in favor.

Respectfully submitted,